WARRANTY DEED

Karen Johnson
Batch # 1092866
01/23/2024 12:57:12 PM
Fees: $13.00 Taxes: $3,274.50

Davidson County
DEEDWARR
2 pgs

20240123-0004158

File #23-TC-0202-JM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd., Suite 130

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Darlene Vickers, Marvin H. Vickers and Katherine Vickers	New Owner	
(NAME)	(NAME)	**131-05-0-052.00**
202 La Vista Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLOTTE BETSY SCANLAN, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARLENE VICKERS AND MARVIN H. VICKERS, JR, HUSBAND AND WIFE, AND KATHERINE VICKERS, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2-A on the Plan of A Resubdivision of Lot No. 32, Russwood Heights of record in Plat Book 6250, Page 335, as amended in Plat Book 6250, Page 879, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charlotte O. Brock, a unmarried person by Warranty Deed from James Thomas Lynch and wife, Patricia Ann Lynch of record in Instrument No. 20030625-0087015 Register's Office for Davidson County, Tennessee, dated June 20, 2003 and recorded on June 25, 2003.

Being the same property conveyed to Charlotte Betsy Scanlan, a married woman by Quit Claim Deed from Charlotte Betsy Scanlan, a married woman who acquired title as Charlotte O. Brock, unmarried person, joined by spouse William A. Scanlan of record in Instrument No. 20180312-0023246 Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on March 12, 2018.

William Scanlan joins in to convey any interest he may have.

This conveyance is subject to:
* Taxes for the year 2024, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 6250, Page 335 and Book 6250, Page 879, Register's Office for Davidson County, Tennessee.
* Easement of record in Book 7069, Page 443 and re-recorded in Book 7083, Page 444, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **202 La Vista Dr, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 18th day of January, 2024.

Charlotte Betsy Scanlan

William Scanlan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2024, before me personally appeared Charlotte Betsy Scanlan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of January, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2024, before me personally appeared William Scanlan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of January, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204